

# CROSSROADS AT MEADOWBROOK-MIXED USE PRELIMINARY PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

## LEGAL DESCRIPTION:

TRACT B, 2494 BUSINESS PARK FILING NO. 1, RECORDED APRIL 14TH, 2017 AS RECEIPTION NUMBER 21771393 AND AMENDED BY AFFIDAVIT OF CORRECTION RECEPTION NUMBER 21907396 IN THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.

## SITE DATA TABLE:

TAX ID NUMBER:	5408007005
CURRENT ZONING:	CR RS-5000 CAD-O
PROPOSED ZONING:	RM30 & CR CAD-O
PROPOSED LOTS:	11
TOTAL SITE ACREAGE	29.03 AC
MINIMUM LOT SIZE	0.72 AC
FRONTAGE SETBACKS*	50' FRONT, 25' SIDE/ REAR, 0' SIDE/REAR SETBACK ADJACENT TO CR ZONE
LANDSCAPE SETBACKS**	Egressway, Principal Arterial: 25' SETBACK (1 TREE/20' FRONTAGE) Minor Arterial: 20' SETBACK (1 TREE/25' FRONTAGE) Non-Arterial: 10' SETBACK (1 TREE/30' FRONTAGE)
MAXIMUM LOT COVERAGE	NONE
MAXIMUM BUILDING HEIGHT	50' (UNLESS OTHERWISE IMPACTED BY CAD-O RESTRICTIONS)

\* setbacks to be established with SDP pending final lot configuration and access  
\*\* 10' minimum distance between building in the RM-30 zone.

## SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS NOTE

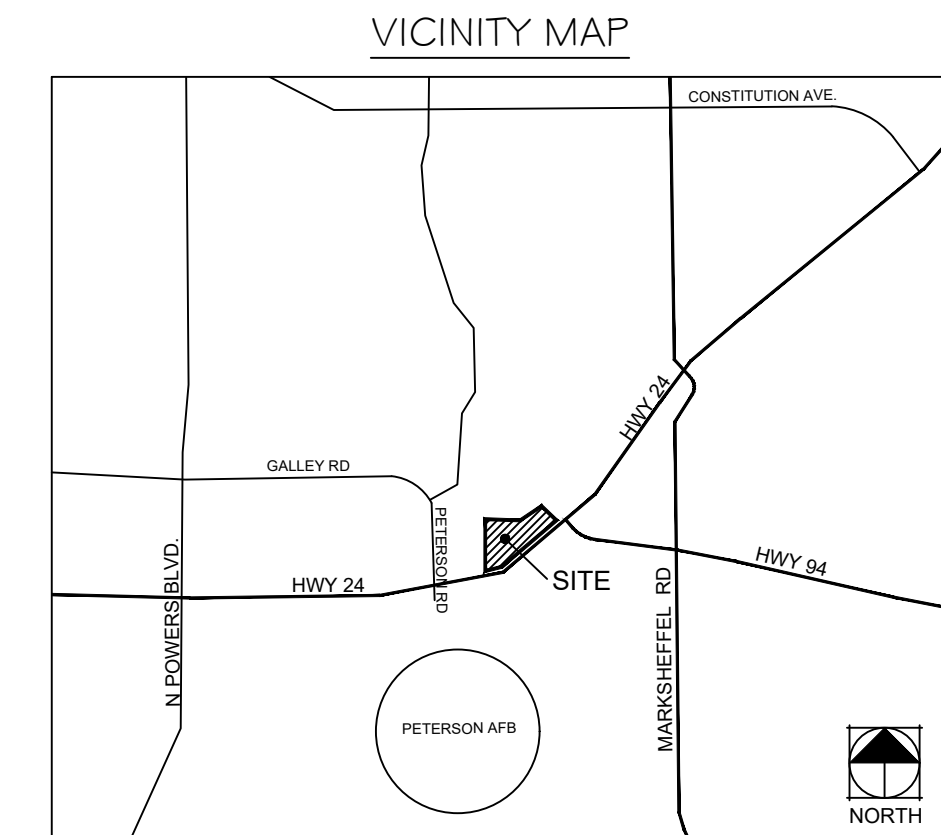
- A SOILS AND GEOLOGY STUDY FOR COLORADO SPRINGS EQUITIES, LLC, WAS COMPLETED BY RMG ENGINEERS ON AUGUST 6, 2020 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE CROSSROADS APARTMENTS (ALSO KNOWN AS, CROSSROADS MIXED-USE) THE GEOLOGY AND SOILS REPORT FOR THE CROSSROADS MIXED-USE DEVELOPMENT WAS PROVIDED AS PART OF THE CROSSROADS MIXED-USE PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS. PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER (TBD). DEVELOPERS AND HOME OWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS. \*\*
  - THE PROPOSED DEVELOPMENT IS FEASIBLE. THE GEOLOGIC CONDITIONS IDENTIFIED POTENTIALLY HYDROCOMPACTIVE SOILS, SEISMICITY, RADON, AND EROSION, BUT THESE CONDITIONS ARE CONSIDERED TYPICAL FOR THE FRONT RANGE REGIONS OF COLORADO. MITIGATION OF GEOLOGIC CONDITIONS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING AND SUITABLE CONSTRUCTION PRACTICES. \*\*
  - SITE-SPECIFIC SOILS STUDIES SHALL BE PERFORMED FOR THE LOTS WITHIN THIS SUBDIVISION PRIOR TO FOUNDATION CONSTRUCTION TO IDENTIFY SUBSURFACE SOIL CONDITIONS ANTICIPATED TO SUPPORT FOUNDATIONS AND PROVIDE PERTINENT GEOTECHNICALY-RELATED PARAMETERS AND RECOMMENDATIONS FOR FOUNDATION DESIGN AND CONSTRUCTION. \*\*
  - PREVIOUSLY IDENTIFIED MITIGATION ALTERNATIVES, SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHOULD BE CONSIDERED. EXTERIOR, PERIMETER FOUNDATION DRAINS SHOULD BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION TO THE SUBSURFACE SOIL. \*\*
  - THE FOUNDATION SYSTEMS FOR THE PROPOSED COMMERCIAL STRUCTURES RETAINING WALLS GREATER THAN FOUR (4) FEET, AND ANY RETENTION/DETENTION FACILITIES SHOULD BE DESIGNED AND CONSTRUCTED BASED UPON RECOMMENDATIONS DEVELOPED IN A SITE-SPECIFIC SUBSURFACE SOIL INVESTIGATION. \*\*
- \*\*REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.

## FLOODPLAIN NOTES:

- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED "08040305" DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.

## PRELIMINARY PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE TO BE PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE CIMARRON HILLS FIRE PROTECTION DISTRICT.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- NO-BUILD AREAS ARE AS SHOWN ON THE PRELIMINARY PLAN. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO AREAS, WITHIN DESIGNATED DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, SETBACKS SIGHT DISTANCE TRIANGLES, ETC. NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF CROSSROADS METROPOLITAN DISTRICT NOS. 1 & 2.
- THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2800 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- RETAINING WALLS EXCEEDING 4-FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLAT MUST BE RECORDED, OR AUTHORIZED DESIGNER, AND THE PLAT SHALL BE RECORDED.
- FOUR TO SIX FOOT TALL DECORATIVE FENCE WILL BE CONSTRUCTED ALONG THE PERIMETER OF THE AREA OF DEVELOPMENT, AS NOTED ON THE PLANS. THE MATERIAL AND LOCATION SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN. THIS FENCING MAY ENCRACH INTO DESIGNATED NO-BUILD AREAS AS LONG AS THE ENCRACHING SECTIONS DO NOT IMPEDE SURFACE WATER RUNOFF. FENCING WILL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND/OR ANY APPROVED DEVIATIONS. PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE CROSSROADS METROPOLITAN DISTRICT NOS. 1 & 2.
- NOTWITHSTANDING ANY AND/OR ASSOCIATED PUBLIC IMPROVEMENTS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, FOR CR AND RM-30 ZONES.
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER ADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST, BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
- THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 504, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- A 30 DB(A) INDOOR NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE IN COORDINATION WITH SITE DEVELOPMENT PLAN APPROVAL AND BUILDING PERMIT ISSUANCE AUTHORIZATION.
- LOTS 1-10 WITHIN THIS SUBDIVISION WILL BE SUBJECT TO A RECIPROCAL ACCESS/PARKING AGREEMENT. EASEMENT(S) SHALL BE ESTABLISHED BY SUBSEQUENT FINAL PLAT(S) OR SEPARATE INSTRUMENT(S) ACCOMPANYING THE FINAL PLAT.
- LOTS 1-10 HAVE NO DIRECT ACCESS TO NEWT DRIVE, HIGHWAY 24 OR MEADOWBROOK PARKWAY.
- LOT 11 DOES NOT HAVE DIRECT ACCESS TO NEWT DRIVE NOR HIGHWAY 24
- LOT 11 HAS ONE DIRECT ACCESS POINT TO MEADOWBROOK PARKWAY, SUBJECT TO APPROVAL OF A DEVIATION TO ALLOW LOT ON A NON-RESIDENTIAL COLLECTOR.
- LOTS 1-11 HAVE ACCESS TO SOUTHERN RAIL POINT AND PACIFIC RAIL POINT (PRIVATE NON-RESIDENTIAL COLLECTORS PER THE APPROVAL OF A ACCESS DEVIATION).
- A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- ROADWAY LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CROSSROADS METROPOLITAN DISTRICT NOS. 1 & 2.
- LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOARD OF COUNTY COMMISSIONERS.
- CONSTRUCTION/INSTALLATION AND MAINTENANCE OF THE ROUND ABOUT AT NEWT DRIVE/MEADOWBROOK PKWY INTERSECTION WILL BE THE RESPONSIBILITY OF THE CROSSROADS METROPOLITAN DISTRICT NOS. 1 & 2.
- GAS AND ELECTRIC SERVICES WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES (CSU).
- SIDEWALKS FOR THE PRIVATE ROAD 'CROSSROADS HEIGHTS' SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 'CROSSROADS HEIGHTS' PRIVATE ROAD CROSS SECTIONS PROVIDED ON THE LANDSCAPE DETAIL SHEET (SHEET NO. 3) OF THIS PRELIMINARY PLAN. FINAL PEDESTRIAN RAMP LOCATIONS SUBJECT TO CHANGE BASED ON FINAL ACCESS LOCATIONS AND SPACING. FINAL LOT CONFIGURATION, AND REFINEMENT TO SITE ORIENTATION DURING FINAL PLAT AND/OR SITE DEVELOPMENT PLAN REVIEW & APPROVAL. SITE PEDESTRIAN ACCESS AND CIRCULATION WILL MAINTAIN CONFORMANCE WITH ALL ADA STANDARDS.
- INTERIOR ROADWAY LINE WORK IS APPROXIMATE AND WILL BE ESTABLISHED AT A LATER TIME PER INDIVIDUAL LOT DEVELOPMENT PLANS.



## PROJECT TEAM:

**OWNER/DEVELOPER:**  
CROSSROADS METROPOLITAN DISTRICT NOS. 1 & 2  
C/O THE EQUITY GROUP  
ATTN: DANNY MIENTKA  
90 SOUTH CASCADE AVENUE, SUITE 1500  
COLORADO SPRINGS, CO 80903

**PLANNERS/LANDSCAPE ARCH:**  
KIMLEY-HORN  
2 NORTH NEVADA AVENUE  
SUITE 300  
COLORADO SPRINGS, CO 80903

**CIVIL ENGINEER:**  
MS CIVIL CONSULTANTS, INC.  
102 PIKES PEAK AVENUE  
5TH FLOOR  
COLORADO SPRINGS, CO 80903

## SHEET INDEX:

01	COVER SHEET
02	PRELIMINARY PLAN
03	LANDSCAPE STREET DETAIL PLAN
04	LANDSCAPE SHEET 1
05	LANDSCAPE SHEET 2
06	LANDSCAPE SHEET 3

CROSSROADS AT MEADOWBROOK MIXED USE  
PRELIMINARY PLAN

PROJECT NO.  
096956000

SHEET

01 OF 06

**Kimley»Horn**  
2018 KIMLEY-HORN AND ASSOCIATES, INC.  
3018 KIMLEY-HORN AVENUE, SUITE 300  
NORTH NEVADA AVENUE  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180  
NO. \_\_\_\_\_ BY \_\_\_\_\_ DATE \_\_\_\_\_  
REVISION \_\_\_\_\_

DESIGNED BY: LMS  
DRAWN BY: LMS  
CHECKED BY: JEH  
DATE: XX/XX/20

PCD FILE NO: SP-20-011

This is a odd note?  
Delete this note  
please; (The CDS  
associated with the

Plat will specifically  
define the curb,  
pavement, and Ped  
ramps....) site dev  
plans are internal to  
the lot for the most  
part.

update "...to allow lot  
access on a..."



# CROSSROADS AT MEADOWBROOK-MIXED USE PRELIMINARY PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

provide a detailed layout of the roundabout intersection configuration to include the splitter islands and modifications to the sidewalks.  
Unresolved. Add a sheet with a larger scale layout of the roundabout and sidewalks with dimensions.

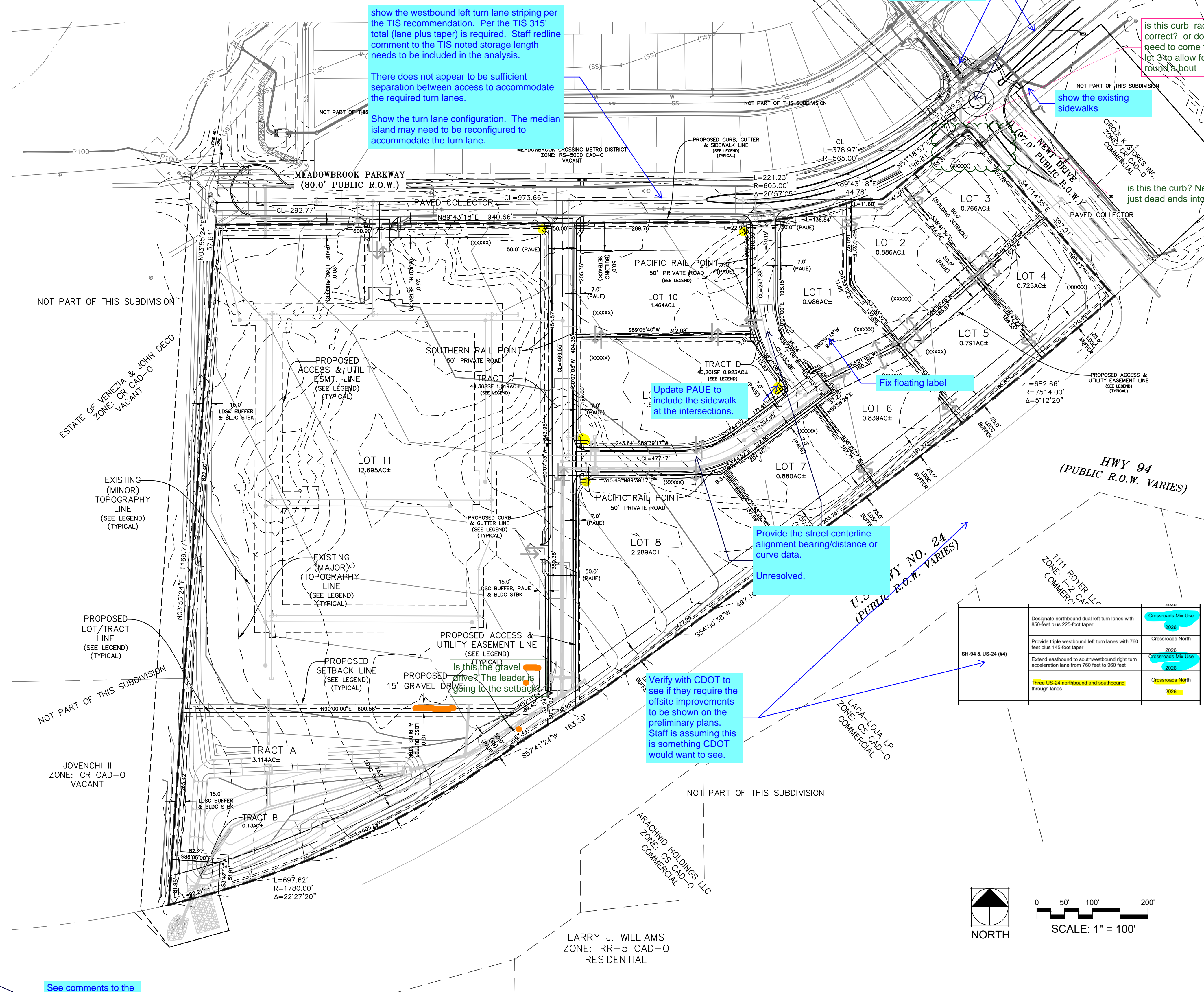
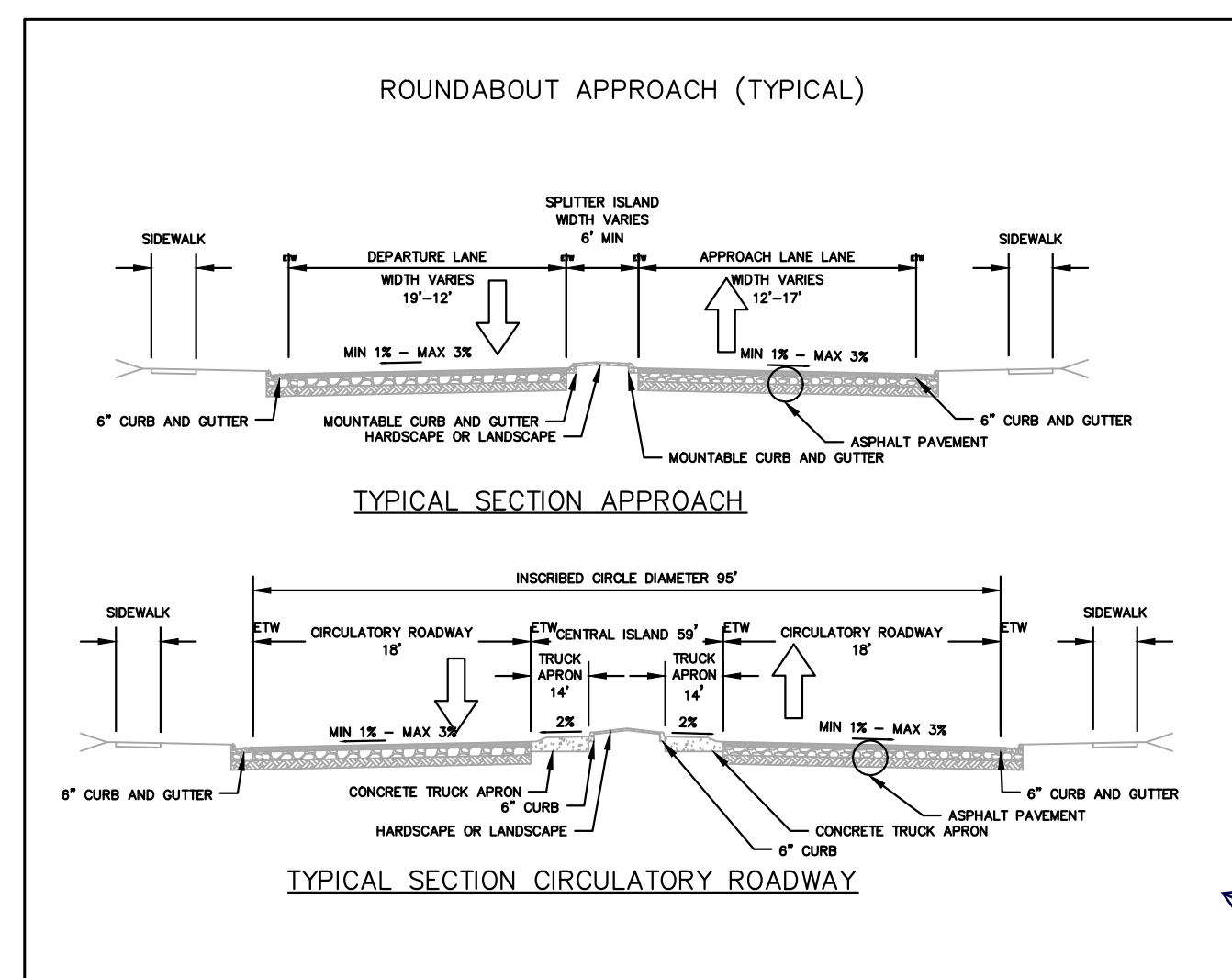
LOT TABLE		
LOT NO.	SF/AC±	USE
1	42,957SF± / 0.986AC±	COMMERCIAL
2	38,580SF± / 0.886AC±	COMMERCIAL
3	33,348SF± / 0.766AC±	COMMERCIAL
4	31,582SF± / 0.725AC±	COMMERCIAL
5	34,445SF± / 0.791AC±	COMMERCIAL
6	36,566SF± / 0.839AC±	COMMERCIAL
7	38,339SF± / 0.880AC±	COMMERCIAL
8	99,693SF± / 2.289AC±	COMMERCIAL
9	65,950SF± / 1.514AC±	COMMERCIAL
10	63,729SF± / 1.464AC±	COMMERCIAL
11	553,005SF± / 12.695AC±	MULTI-FAMILY

TRACT TABLE			
TRACT	SIZE SF/ACRES±	OWNERSHIP & MAINTENANCE	USE
A	135,632SF / 3.114 AC±	CRMD #1	**PARK/OPEN SPACE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
B	5,821SF / 0.130 AC±	CRMD #1	OPEN SPACE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
C	44,368SF / 1.019 AC±	CRMD #1	PRIVATE ROAD/VEHICULAR ACCESS/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
D	40,201SF / 0.923 AC±	CRMD #1	PRIVATE ROAD/VEHICULAR ACCESS/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	226,022SF / 5.186 AC±		

CRMD #1 = Crossroads Metropolitan District Nos. 1 & 2

(PAUE) PRIVATE ACCESS & UTILITY EASEMENT  
(UE) UTILITY EASEMENT  
(SB) SETBACK LINE

- — — — — PROPERTY BOUNDARY LINE
- - - - - APPROXIMATE PROPOSED LOT/TRACT LINE
- - - - - APPROXIMATE PROPOSED SETBACK LINE
- - - - - APPROXIMATE PROPOSED ACCESS & UTILITY EASEMENT LINE
- ==== APPROXIMATE PROPOSED CURB, GUTTER AND SIDEWALK
- ==== APPROXIMATE PROPOSED CURB & GUTTER
- — — — — EXISTING EDGE OF ASPHALT
- - - - - EXISTING TOPOGRAPHY (MINOR)
- - - - - EXISTING TOPOGRAPHY (MAJOR)
- ⌘ APPROXIMATE PROPOSED CURB 25' RADIUS (TYPICAL)



show the westbound left turn lane striping per the TIS recommendation. Per the TIS 315' total (lane plus taper) is required. Staff redline comment to the TIS noted storage length needs to be included in the analysis.

There does not appear to be sufficient separation between access to accommodate the required turn lanes.

Show the turn lane configuration. The median island may need to be reconfigured to accommodate the turn lane.

For clarity turnoff the existing improvements to be demolished.

is this curb radius correct? or does land need to come from lot 3 to allow for roundabout

show the existing sidewalks

is this the curb? Newt just dead ends into it?

Update PAUE to include the sidewalk at the intersections.

Fix floating label

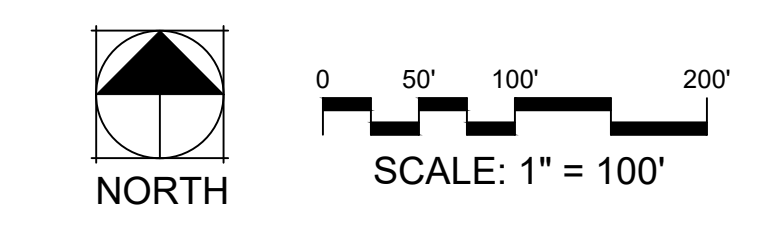
Provide the street centerline alignment bearing/distance or curve data.

Unresolved.

Verify with CDOT to see if they require the offsite improvements to be shown on the preliminary plans. Staff is assuming this is something CDOT would want to see.

See comments to the roundabout memorandum

SH-94 & US-24 (84)	2026	Crossroads Mix Use
Designate northbound dual left turn lanes with 850-foot plus 225-foot taper.	2026	Crossroads Mix Use
Provide triple westbound left turn lanes with 760 feet plus 140-foot taper.	2026	Crossroads Mix Use
Extend eastbound to southbound right turn acceleration lane from 760 feet to 960 feet.	2026	Crossroads Mix Use
These US-24 northbound and southbound through lanes.	2026	Crossroads Mix Use



PCD FILE NO: SP-20-011

**Kimley»Horn**  
2018 KIMLEY-HORN AND ASSOCIATES, INC.  
100 NORTH NEWHOPE AVE., SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS  
DRAWN BY: LMS  
CHECKED BY: JEH  
DATE: XX/XX/20

CROSSROADS AT MEADOWBROOK MIXED USE  
PRELIMINARY PLAN

PROJECT NO.	096956000
SHEET	02 OF 05

BY: DATE: APPR: REVISION: NO.

K:\COS\_LA\096956011 - Crossroads Mixed Use\Working\096956011-PP.dwg Salazar, Larry 6/25/2021 12:08 PM

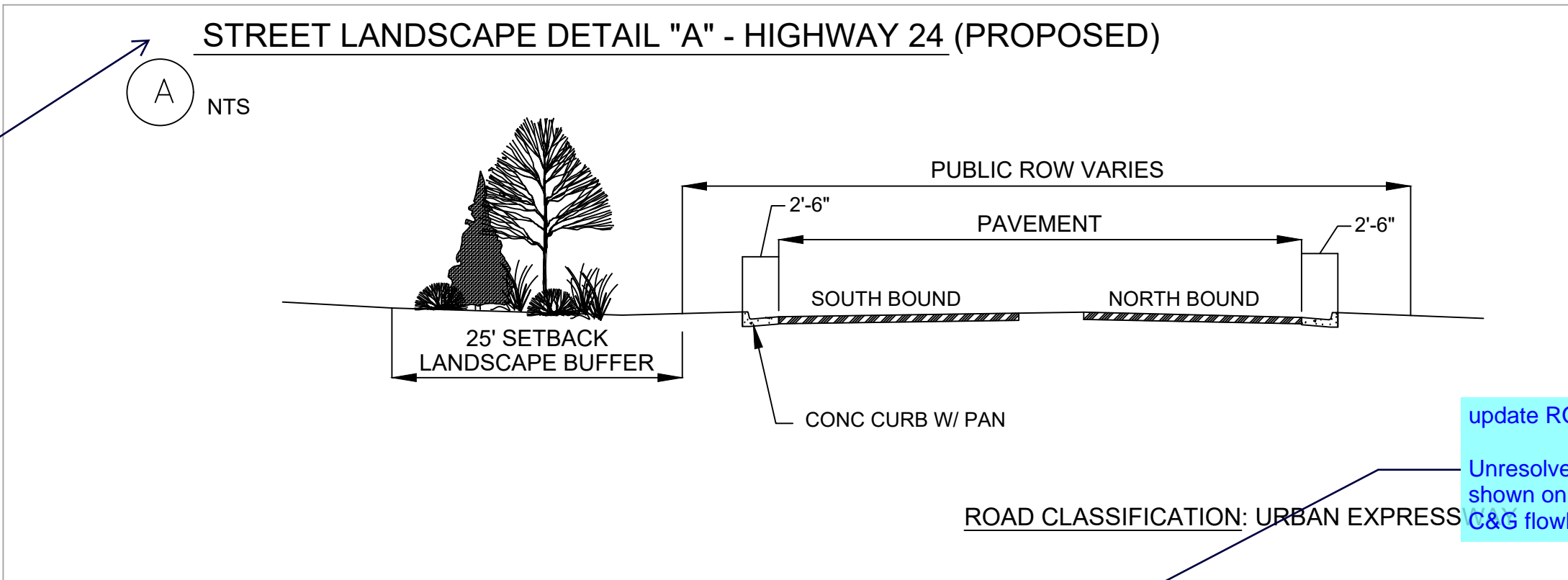


# CROSSROADS AT MEADOWBROOK-MIXED USE PRELIMINARY PLAN

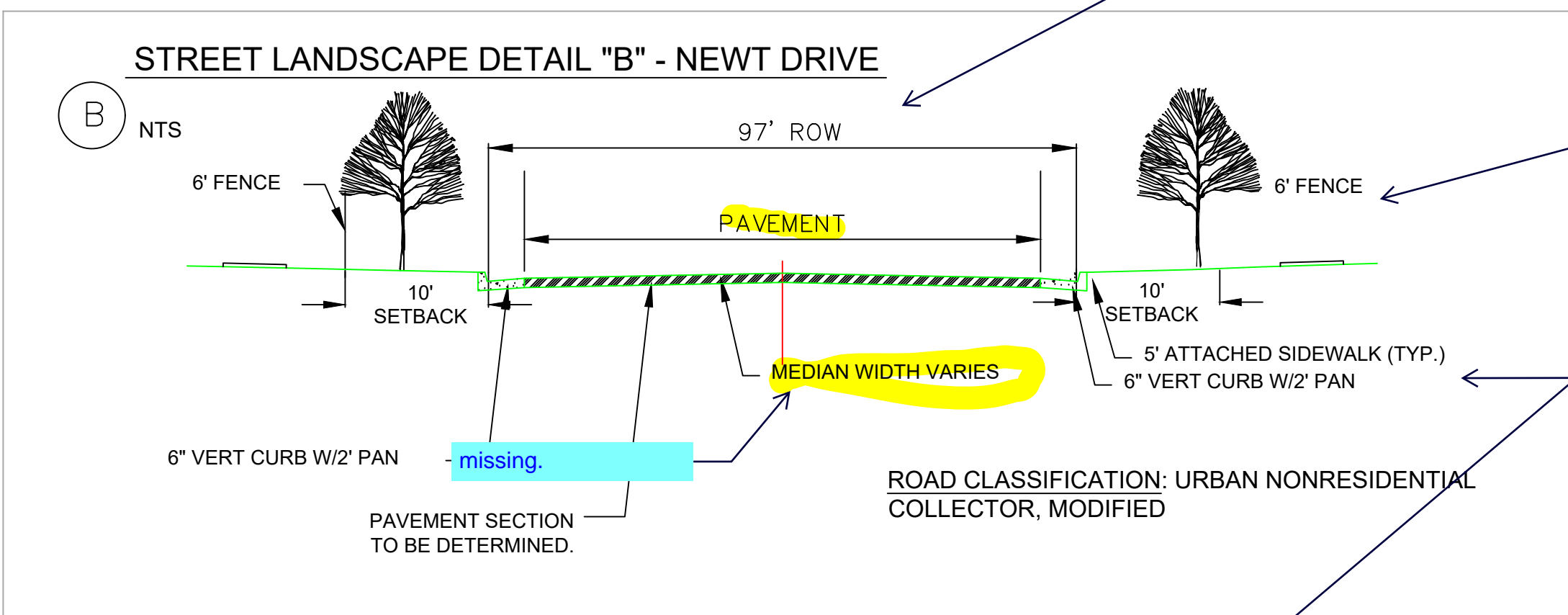
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COI ORADO

Contact the review engineer if you need clarifications on any comments provided below.

Update to identify as "Street cross section and landscape detail"  
Or provide a separate street cross section detail.  
Unresolved. Typical for all



update ROW to match existing ROW width  
Unresolved. Cross section is not consistent with what's shown on the plan view. The plan view does not show C&G flowline on the ROW.

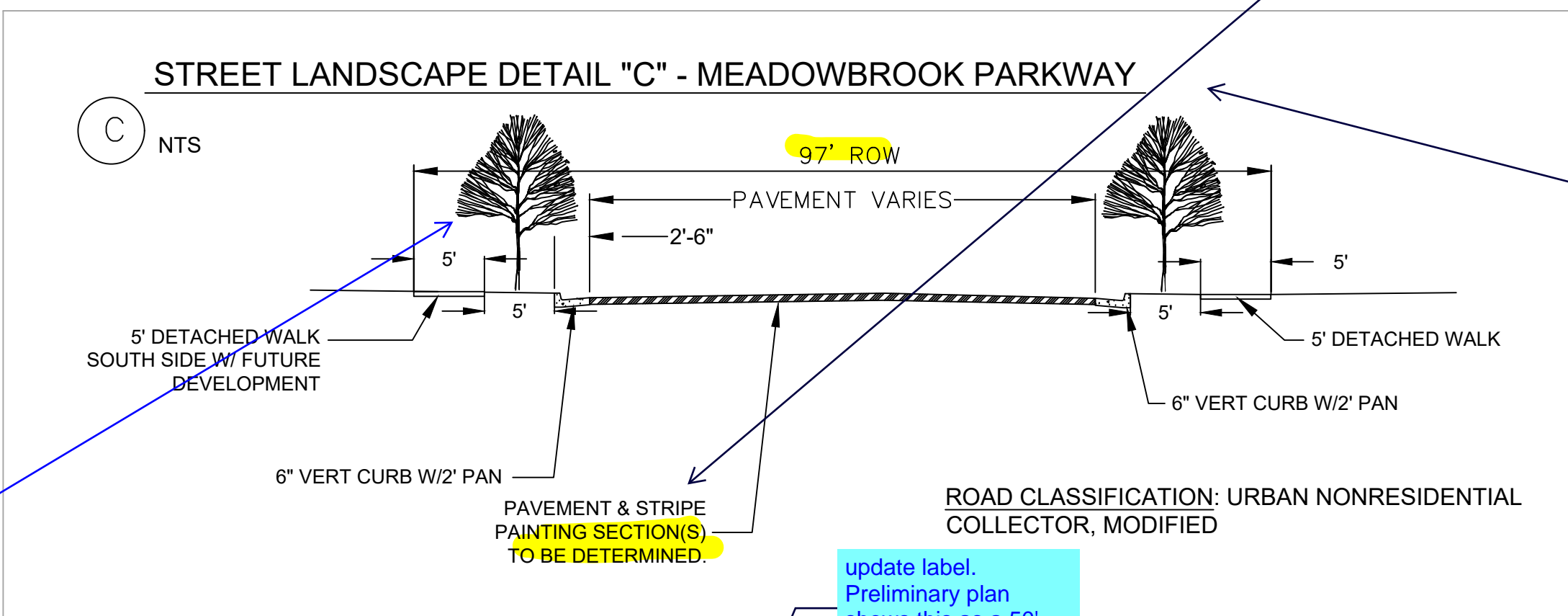


show & label lane widths and street/sidewalk cross slopes. Typical for sections B, C & D  
Unresolved. All cross-sections must be consistent with the preliminary plan layout. Example: The preliminary plan does not show sidewalks on Newt Dr while the cross section does.

Add the typical section cut symbol corresponding to the cross sections provided.

See ECM 2.5.6.H for designing the raised median for left turn lanes.  
If the left turn lane for the middle access extends through the RIRO intersection a deviation request is likely required reducing the landscape stripe in order to make room for the 6' raised median divider.

**H. Median Design for Left Turn Lanes.**  
Where a single left turn lane is necessary, a median area of median area shall consist of a 12-foot turn lane and a 4-foot pan. If a second left turn lane is necessary, the median area should consist of a 12-foot turn lane and a minimum 6-foot raised median divider.



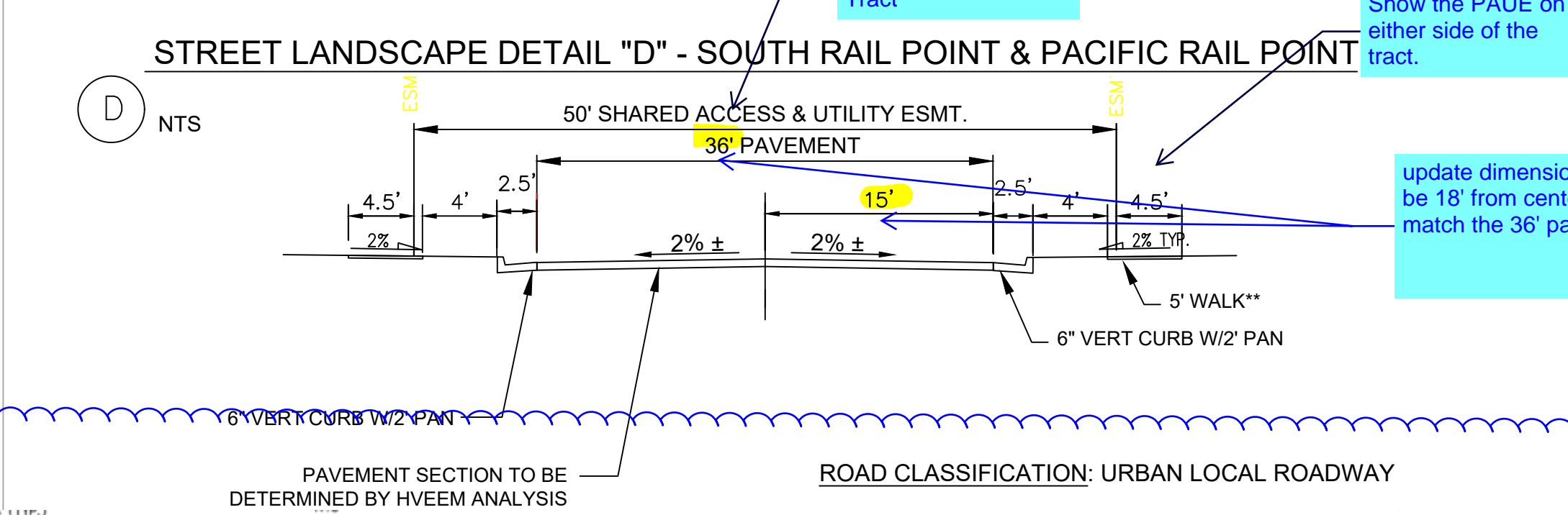
update C&G callout and identify the standard EPC curb type (ex: 6' vert curb w/ 2' pan is a EPC Type A C&G)  
Unresolved

Revise to a striped median per the standard EPC urban non-residential collector roadway detail (ECM Appendix F Detail SD\_2-3) or submit a deviation request for modified cross section.  
Update the cross section to include sidewalk along both sides of Meadowbrook Parkway per the standard EPC urban non-residential collector cross section

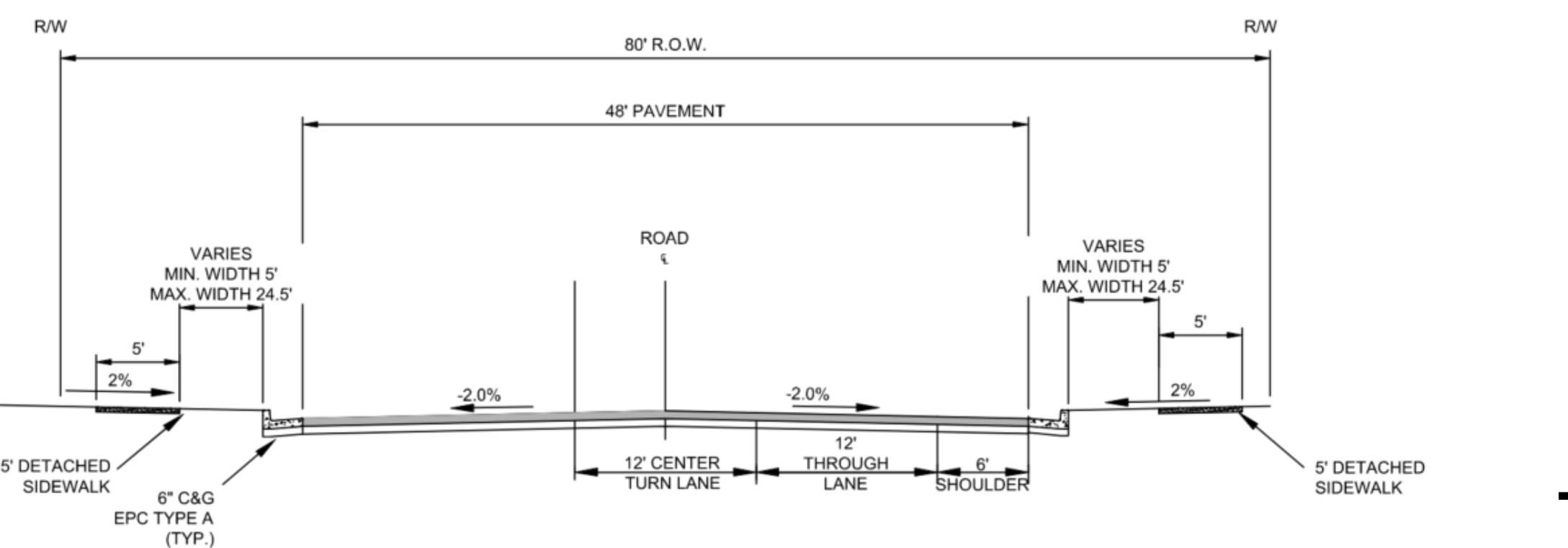
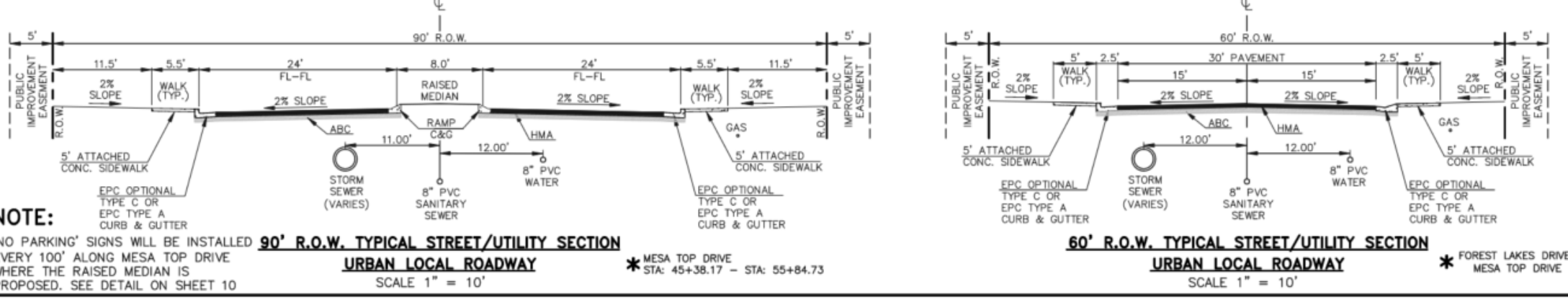
Unresolved. Provide an accurate representation of what's shown on the plans. Typical for all cross sections.

Remove the trees within the ROW. Cross section is not consistent with the landscape plan on sheet 4.  
Typical for all cross sections.

Based on the latest design, two standard cross sections shall be provided for meadowbrook:  
1. standard cross section with striped median  
2. cross section with raised median.



update dimension. This should be 18' from centerline to lip to match the 36' pavement width  
Show the PAUE on either side of the tract.



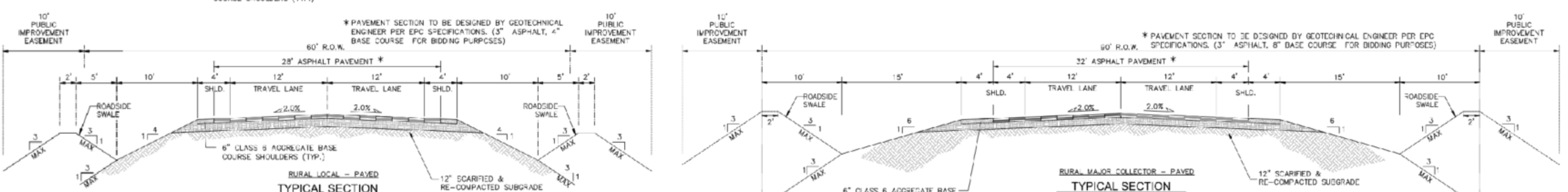
TYPICAL SECTION  
(URBAN NON-RESIDENTIAL COLLECTOR)  
SCALE: N.T.S.

NO.	REVISION	DATE	APPR.
1			

DESIGNED BY: LMS  
DRAWN BY: LMS  
CHECKED BY: JEH  
DATE: XX/XX/20

MIXED USE

CROSSROAD  
PROJECT NO. 096956000  
SHEET 03 OF 06

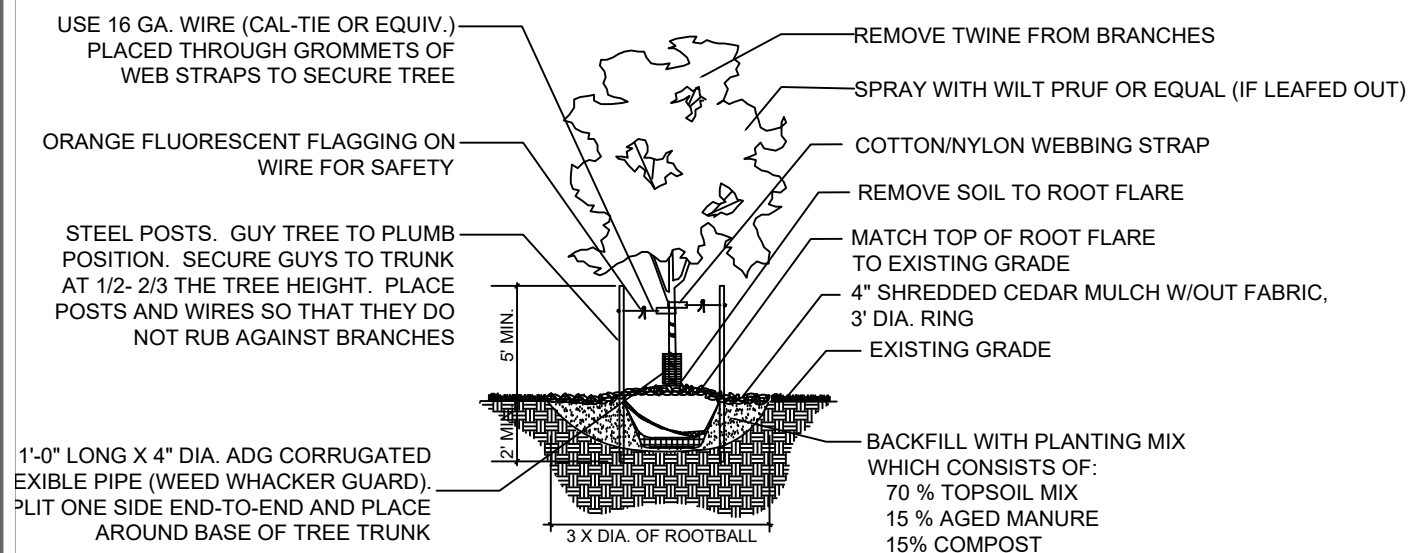


Salazar, Larry 6/25/2021 12:08 PM  
096956001 - Crossroads Mixed Use Working\0969



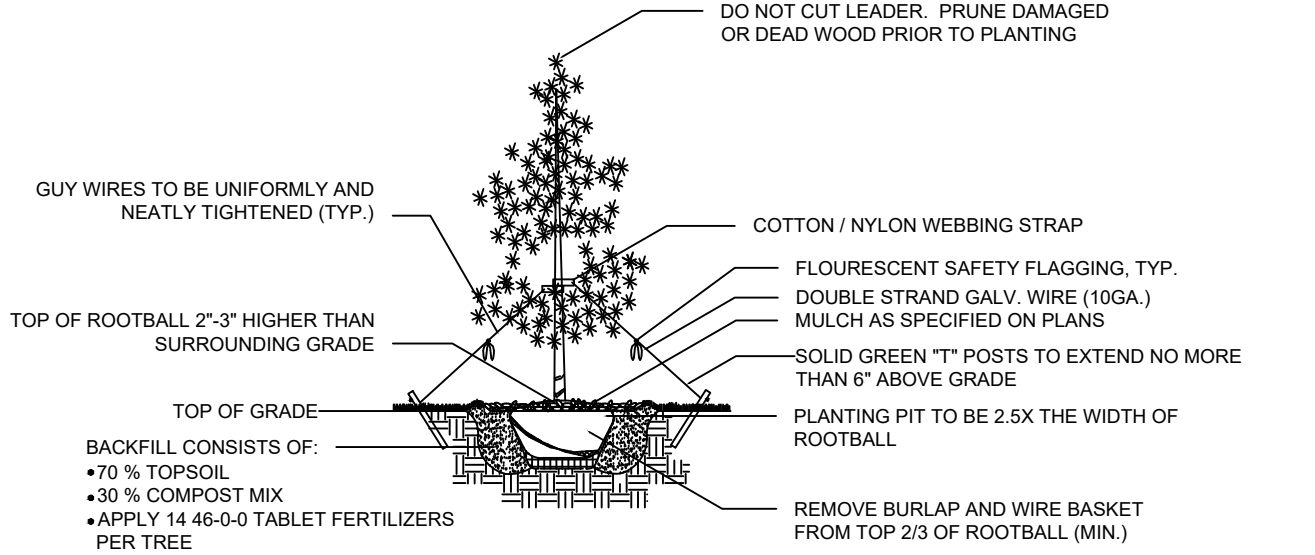
# CROSSROADS AT MEADOWBROOK-MIXED USE PRELIMINARY PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

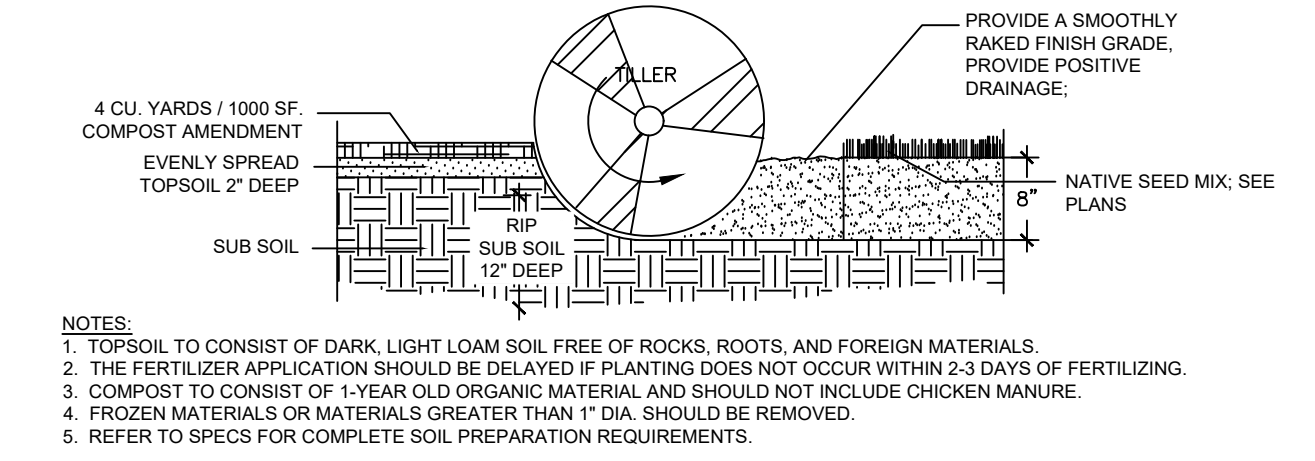


NOTES:  
1. DIG PIT SO THAT TOP OF THE ROOT FLARE IS LEVEL WITH SURROUNDING GRADE. THE ROOT FLARE SHOULD DETERMINE THE DEPTH OF THE PIT, NOT THE TOP OF THE ROOT BALL.  
2. THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.  
3. CUT BOTTOM OF BASKET. REMOVE ALL SOIL FROM ROOT BALL TO TOP OF ROOT FLARE. SET TREE AND REMOVE ENTIRE BASKET AFTER CORRECT PLACEMENT. REMOVE BURLAP FROM THE SIDE OF THE ROOT BALL. REMOVE ALL TWINE FROM AROUND THE TRUNK AND BACKFILL.

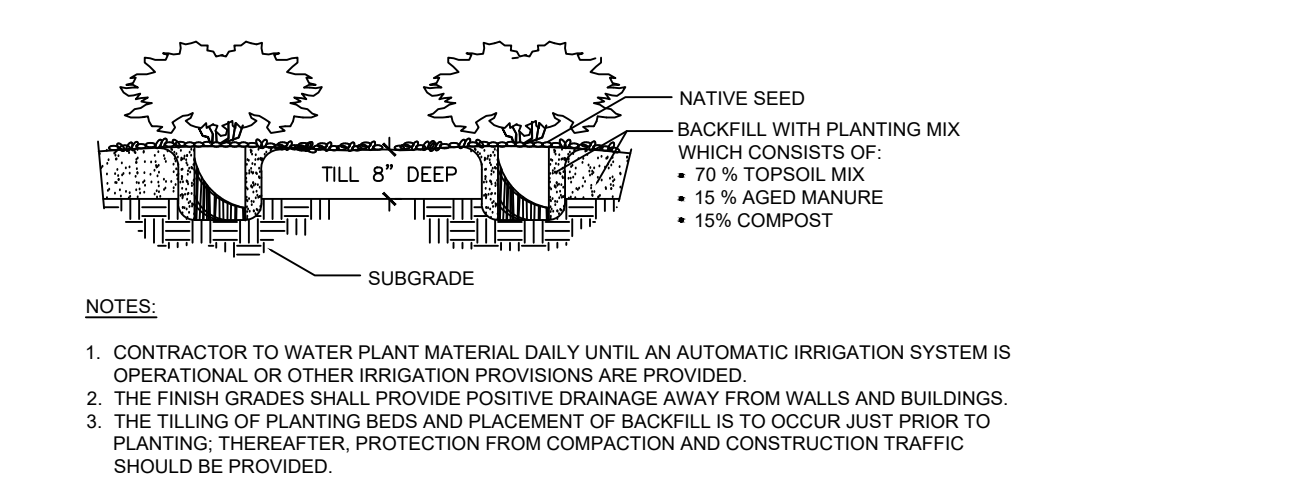
## 1 DECIDUOUS TREE PLANTING PLANTING DETAIL



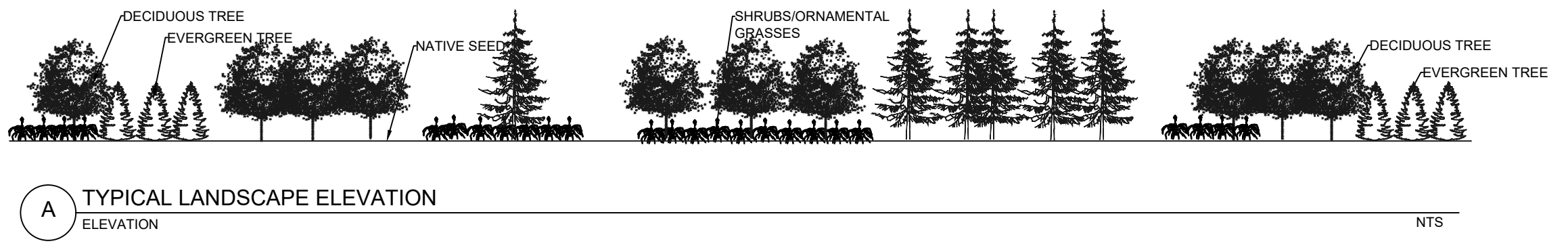
## 2 EVERGREEN TREE PLANTING PLANTING DETAIL



## 3 SOIL PREP- NATIVE SEED AREAS PLANTING DETAIL



## 4 SHRUB DETAIL PLANTING DETAIL

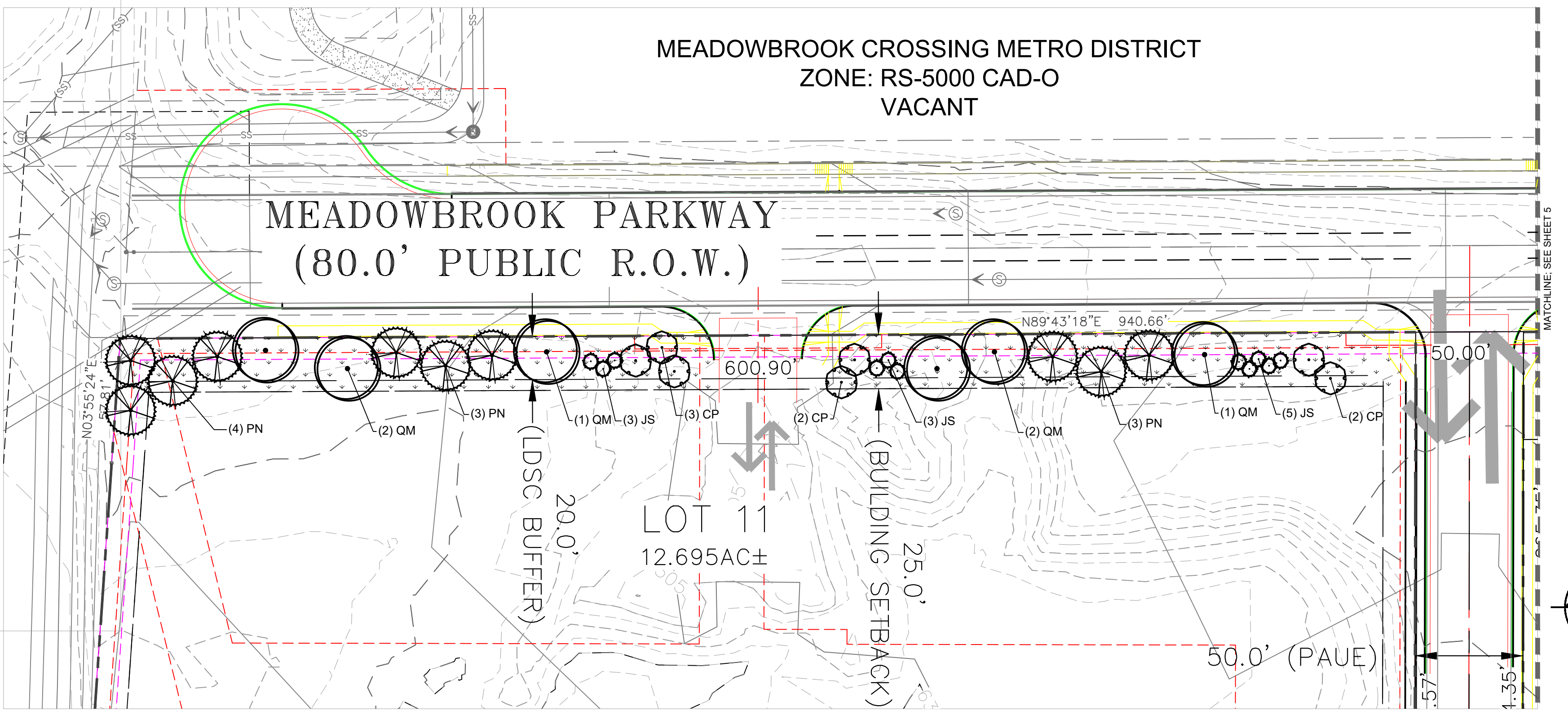
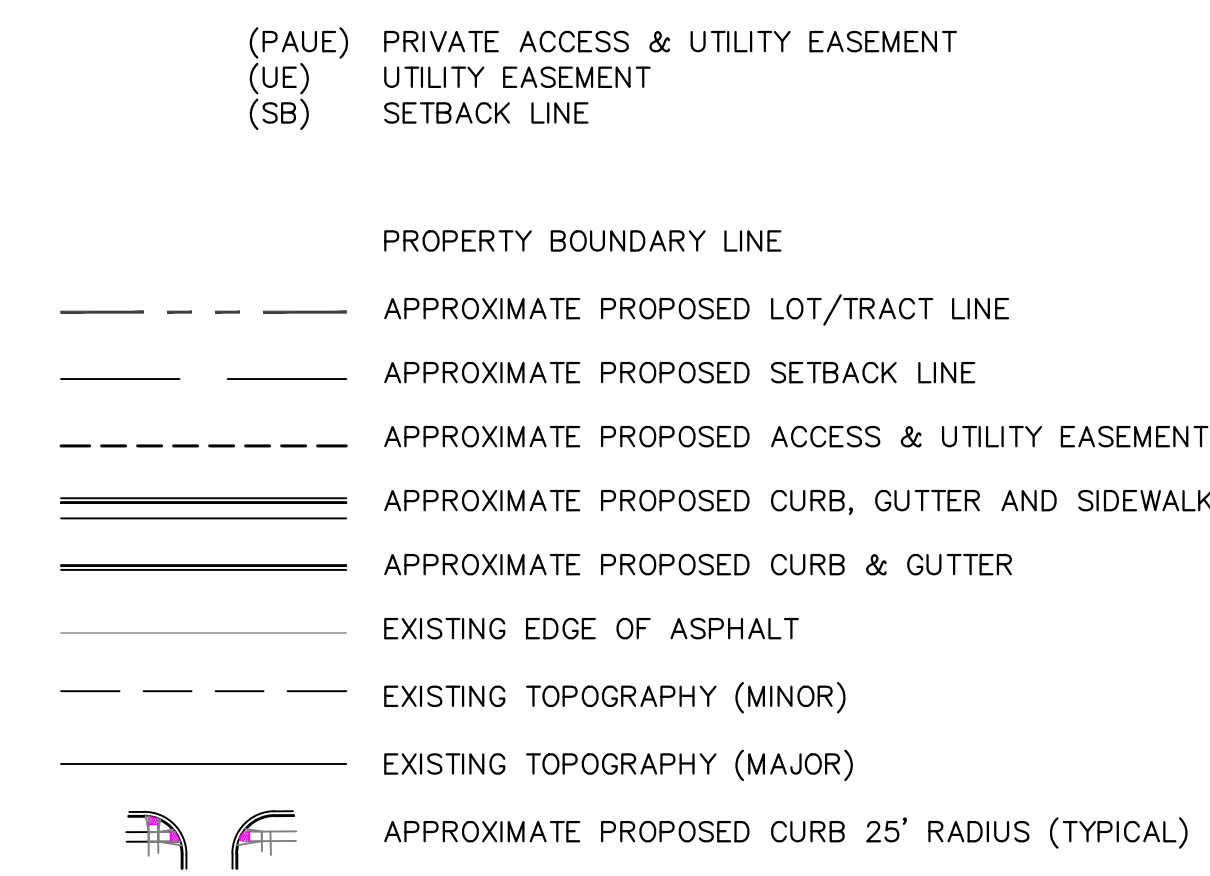


LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	HIGHWAY 24	MEADOWBROOK PKWY.	NEWT DRIVE
STREET CLASSIFICATION:	EXPRESSWAY	MAJOR ARTERIAL	NON ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	25' / 25'	25' / 25'	25' / 25'
LINEAR FOOTAGE:	2341'	1406'	388'
TREE/FEET REQUIRED:	1 / 20'	1 / 20'	1 / 30'
NUMBER OF TREES REQUIRED/PROVIDED:	102 / 102	71 / 71	14 / 14
PLANT ABBREVIATION DENOTED ON PLAN:	HB	MB	SB
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75%	75 / 75%	75 / 75%

## PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL.	WIDTH	HEIGHT
	CP	54	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	B & B	2" CAL MIN	15'-20'	20'-25'
	QM	31	QUERCUS MACROCARPA	BUR OAK	B & B		40'-60'	60'+
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL.	WIDTH	HEIGHT
	JS	55	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'
	PN	47	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	SEED	168,129 SF	PBSI NATIVE LAWN MIX QUANTITY IS APPROXIMATE. AREA OF SEED COVER TO BE PROVIDED WITH LANDSCAPE CONSTRUCTION DOCUMENTS.		SEED			PAWNEE BUTTES SEED INC.



PCD FILE NO: SP-20-011

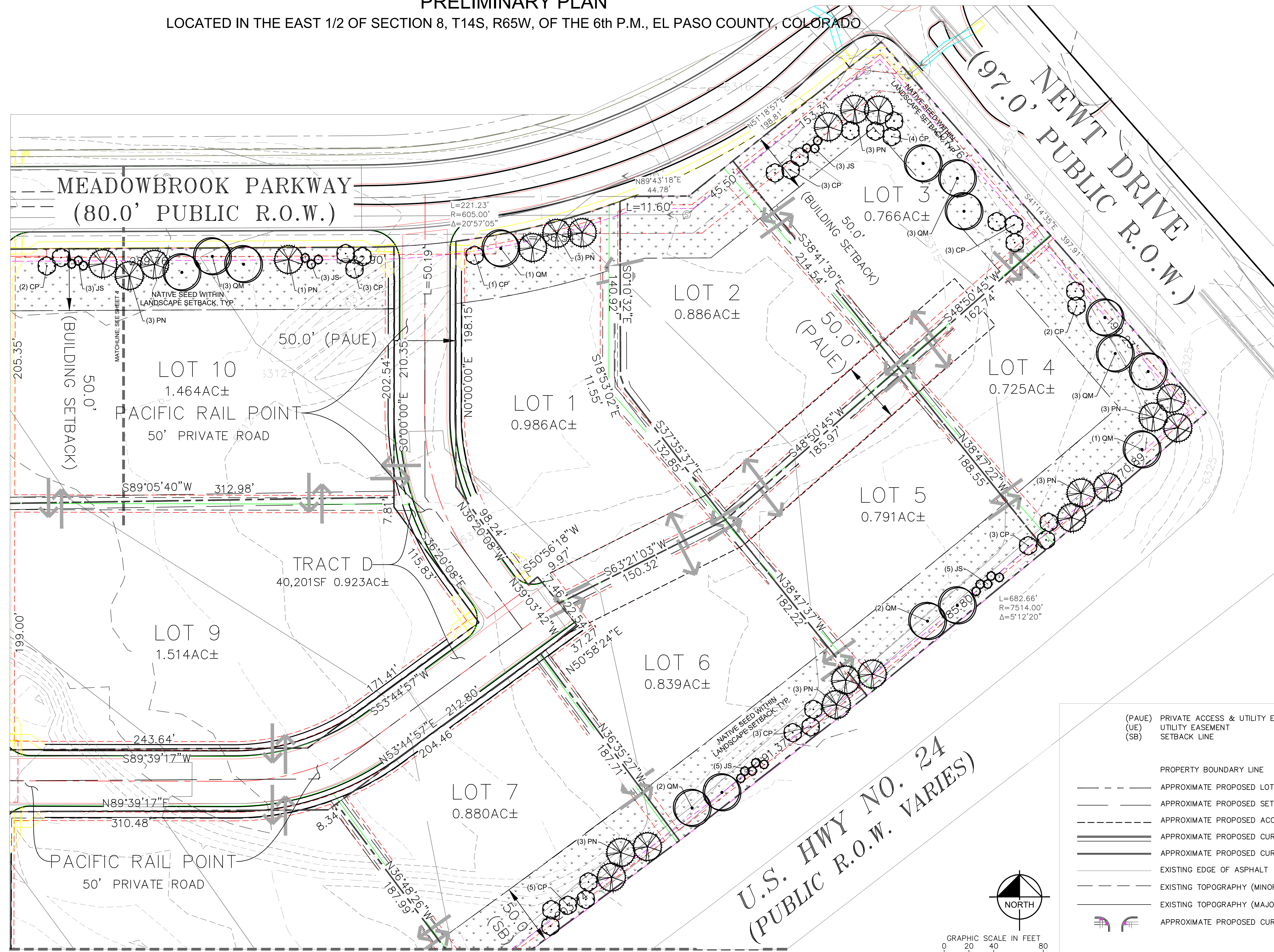
PROJECT NO. 096956000  
 SHEET  
 04 OF 06  
 CROSSROADS AT MEADOWBROOK MIXED USE  
 PRELIMINARY PLAN  
 DESIGNED BY: LMS  
 DRAWN BY: LMS  
 CHECKED BY: JEH  
 DATE: XX/XX/20  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
 7 NORTH NEWARK AVE., SUITE 300  
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180  
 NO. REVISION BY DATE APPR.

K:\COS\_LA\096956011 - Crossroads Mixed Use Working\096956011-LA\_RF\_EDIT.dwg Salazar, Larry 6/25/2021 12:08 PM



# CROSSROADS AT MEADOWBROOK MIXED USE PRELIMINARY PLAN

LOCATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



(PAUE)	PRIVATE ACCESS & UTILITY EASEMENT
(UE)	UTILITY EASEMENT
(SB)	SETBACK LINE
---	PROPERTY BOUNDARY LINE
---	APPROXIMATE PROPOSED LOT/TRACT LINE
---	APPROXIMATE PROPOSED SETBACK LINE
---	APPROXIMATE PROPOSED ACCESS & UTILITY EASEMENT LINE
---	APPROXIMATE PROPOSED CURB, GUTTER AND SIDEWALK
---	APPROXIMATE PROPOSED CURB & GUTTER
---	EXISTING EDGE OF ASPHALT
---	EXISTING TOPOGRAPHY (MINOR)
---	EXISTING TOPOGRAPHY (MAJOR)
---	APPROXIMATE PROPOSED CURB 25' RADIUS (TYPICAL)

DESIGNED BY: LMS  
DRAWN BY: LMS  
CHECKED BY: JEH  
DATE: XX/XX/20

CROSSROADS AT MEADOWBROOK MIXED USE  
PRELIMINARY PLAN

PROJECT NO.	096956000
SHEET	05 OF 06

NO.	REVISION	BY	DATE	APPR.

K:\COS\_LA\096956011 - Crossroads Mixed Use\Working\096956011-LA RF EDIT.dwg Salazar, Larry 6/25/2021 12:08 PM

PCD FILE NO: SP-20-011

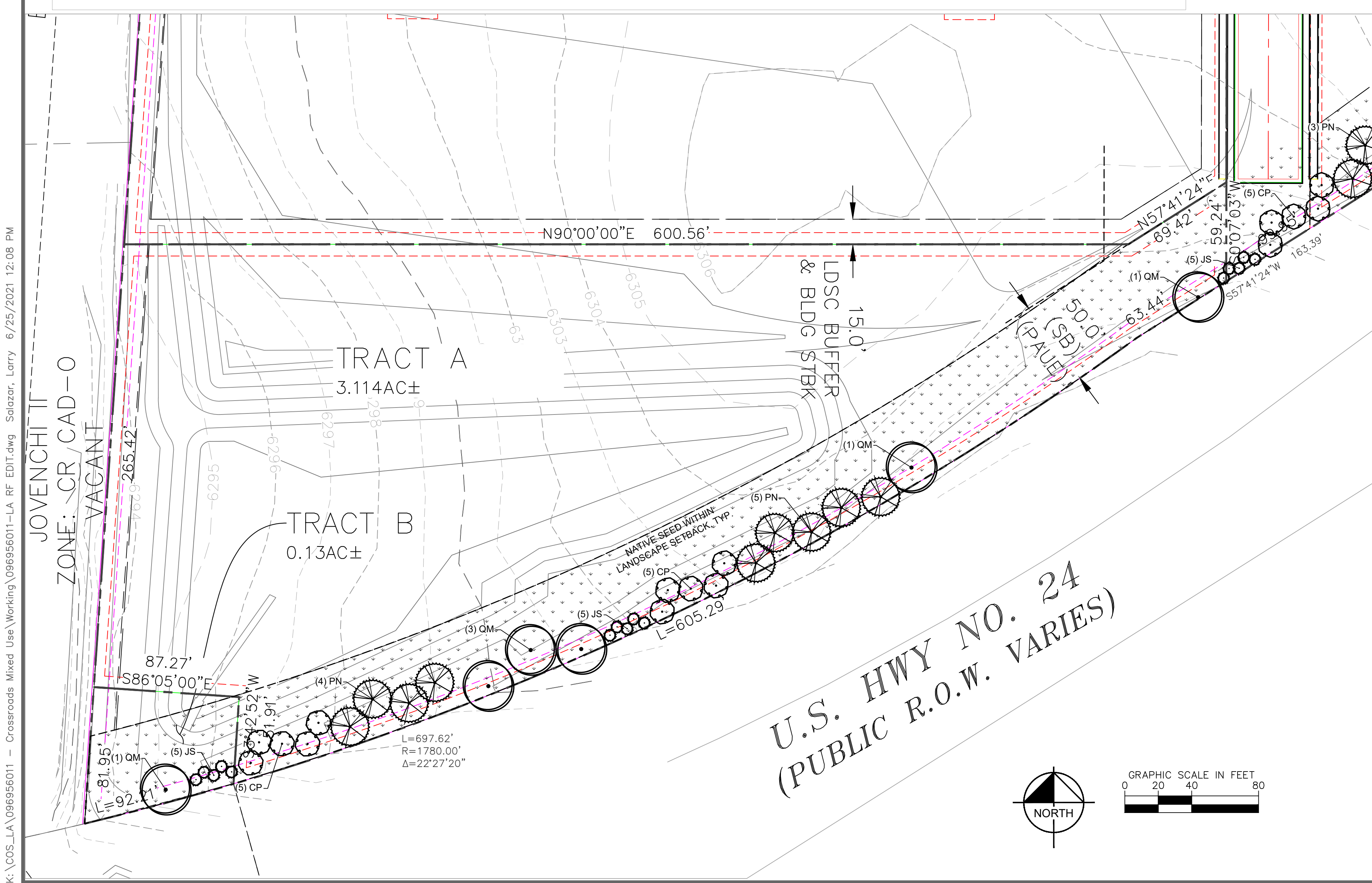
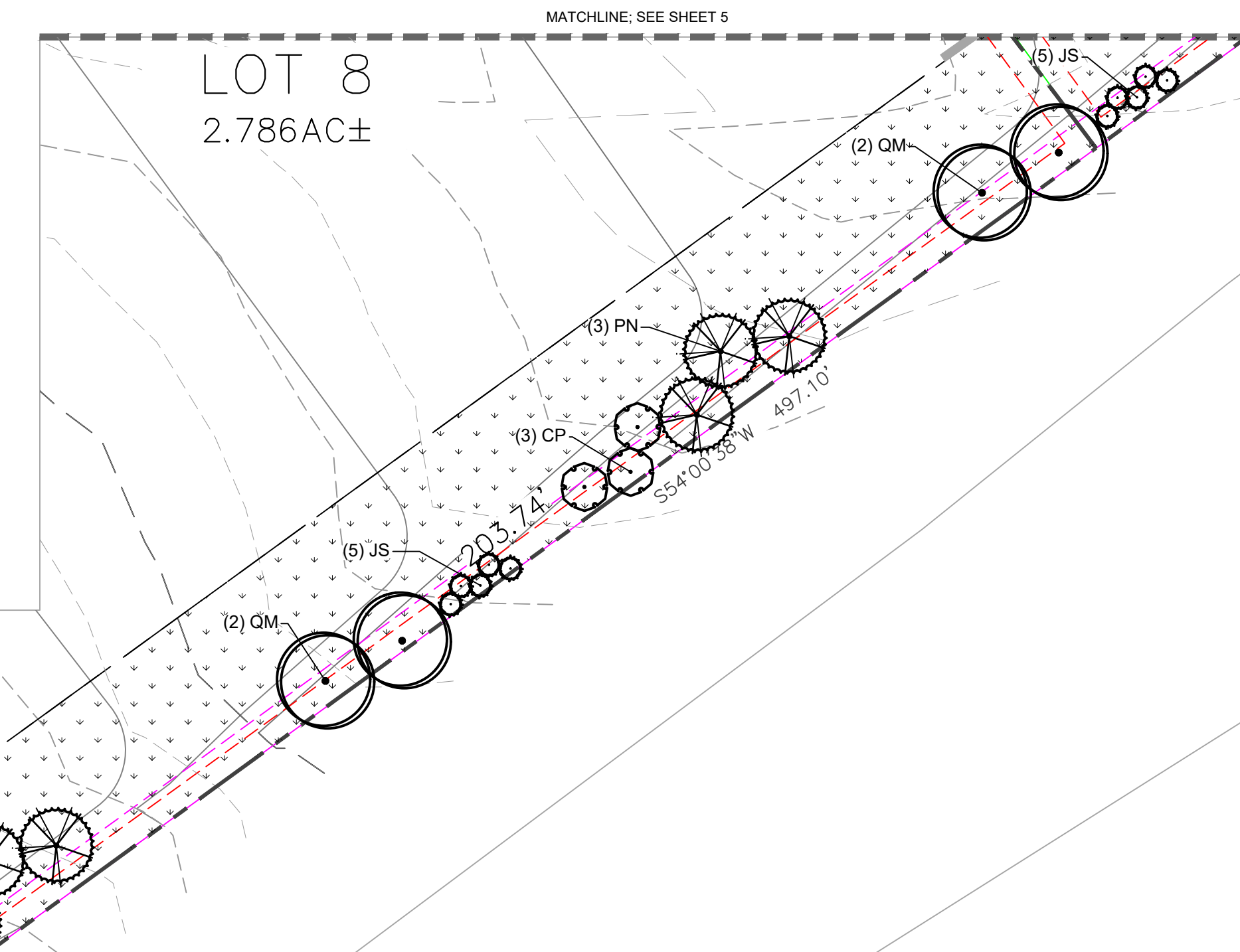


# CROSSROADS AT MEADOWBROOK MIXED USE PRELIMINARY PLAN

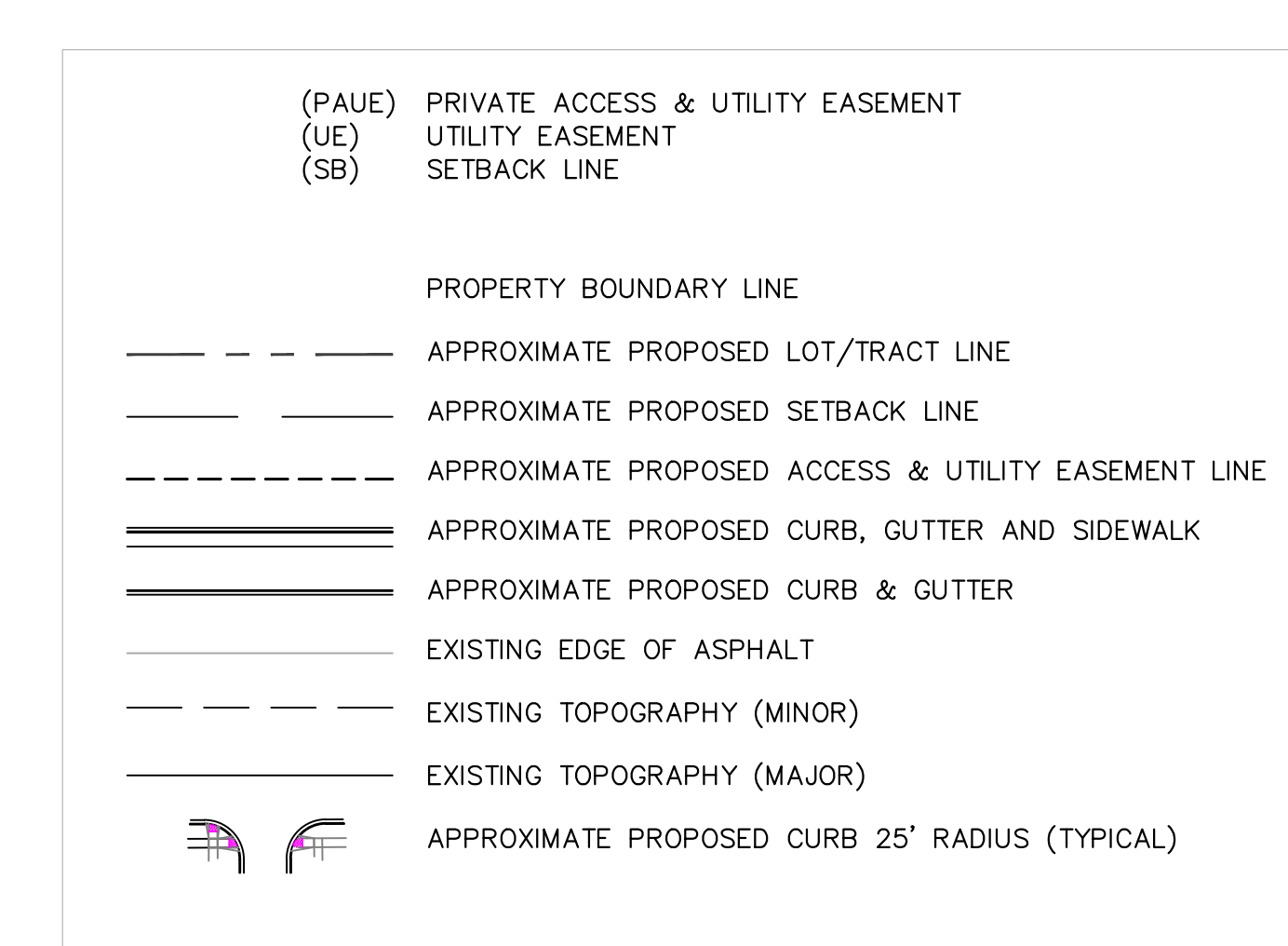
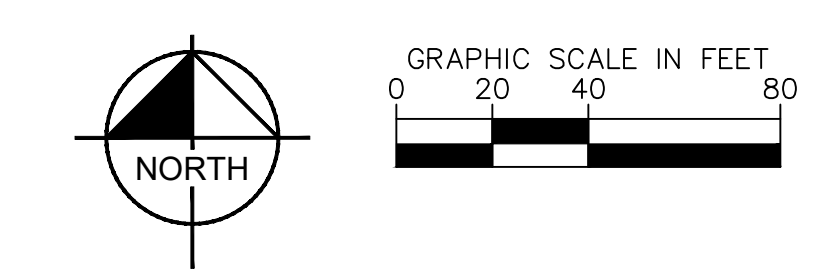
LOCATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

## GENERAL NOTES

- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIALS IN A HEALTHY STATE DURING CONSTRUCTION AND THROUGH FINAL COMPLETION AS PART OF PLANTING COST. ANY DAMAGE TO PLANT MATERIAL SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. AFTER FINAL COMPLETION, OWNER SHALL BE RESPONSIBLE FOR PLANT MAINTENANCE.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS AND GENERATING SEPARATE PLANT LIST.
- ALL DECIDUOUS TREES SHALL BE WRAPPED IN THE FALL WITH STRETCHABLE TREE WRAP IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICE; WRAP SHALL BE REMOVED NO LATER THAN MAY 1 OF THE FOLLOWING SPRING. INSTALL WOOD MULCH UNDER EACH TREE; REFER TO TREE PLANTING DETAIL. WOOD MULCH SHALL BE SHREDDED WOOD MULCH.
- TREE PLANTING SOIL AMENDMENT AND FERTILIZER REQUIREMENTS: BACKFILL SOIL WITHIN EACH TREE PIT SHALL CONSIST OF 30% COMPOST AND 70% EXISTING SOIL.
- COBBLE MULCH AREAS: INSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS PRIOR TO PLACING GRAVEL MULCH; INSTALL WEED BARRIER FABRIC UNDER ALL GRAVEL MULCH; ROLL FABRIC WITHOUT STRETCHING OR PULLING; OVERLAP FABRIC EDGES A MINIMUM OF 6". STAKE FABRIC PER MANUFACTURER'S SPECIFICATIONS. COBBLE (2" - 4" WHOLE RIVER ROCK) SHOULD BE PLACED IN DESIGNATED AREA AS SHOWN ON PLANS AT A 4" DEPTH; ENSURE WEED BARRIER FABRIC IS NOT VISIBLE. SUBMIT SAMPLE FOR OWNER REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING HIS DURATION OF WORK ON-SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE RESEEDDED.
- CONTRACTOR SHALL PROVIDE ALL DEVICES AND LABOR NEEDED TO ESTABLISH NATIVE SEED.
- ALL TREES SHALL BE IRRIGATED VIA A DRIP SYSTEM. FINAL DESIGN AND P.O.C WILL BE IDENTIFIED FINAL BUILDING PERMIT.
- LANDSCAPE DETAILS PROVIDED FOR STREETSCAPE LANDSCAPE AND BUFFERING REQUIRED FOR SUBDIVISION IMPACTS. INDIVIDUAL LOTS SHALL BE RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A LANDSCAPE PLAN TO MEET INDIVIDUAL LOT REQUIREMENTS. MAINTENANCE OF LANDSCAPE ELEMENTS AUTHORIZED BY THIS PRELIMINARY PLAN SHALL BE RE MAINTENANCE RESPONSIBILITY OF THE SPECIAL DISTRICT AND/OR BUSINESS OWNERS ASSOCIATION. INDIVIDUAL LOT LANDSCAPING SHALL BE RHE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.



U.S. HWY NO. 24  
(PUBLIC R.O.W. VARIES)



K:\COS\_LA\096956011 - Crossroads Mixed Use\Working\096956011-LA RF EDIT.dwg Salazar, Larry 6/25/2021 12:08 PM

PROJECT NO. 096956000	SHEET	PCD FILE NO: SP-20-011
06 OF 06		

**Kimley»Horn**  
 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
 100 NORTH NEW YORK AVE., SUITE 300  
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS  
 DRAWN BY: LMS  
 CHECKED BY: JEH  
 DATE: XX/XX/20

CROSSROADS AT MEADOWBROOK MIXED USE  
 PRELIMINARY PLAN

NO.	REVISION	BY	DATE	APPR.